

PART 6 NORTH HILLS DISTRICT PLAN

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Background

Orientation

The North Hills District, which contains 7489 acres, lies north of downtown Raleigh and is bounded by Crabtree Creek, the southwest branch of Beaver Dam Creek and Wade Avenue on the south; the Beltline, House Creek and Leesville/Leadmine Roads on the West; Shelley and Millbrook Roads on the north; and the railroad on the east.

Population and Employment Projections

In 1991 this district had a population of 23,234 persons or 9 percent of Raleigh's total population. By 1998 the district had grown to 25,626, making it the sixth most populous district. Between 1991 and 1998 population increased by 10.3 percent. In 1995 there were 25,430 jobs in this district; 4 percent highway retail, 9 percent retail, 13 percent industrial, 14 percent office, and 60 percent service.

Existing Land Use and Zoning

The predominant land use in the North Hills District is residential. Single family units occupy over 5500 acres, or 75 percent of the total land area, while multifamily units comprise just over 3 percent of the area. The second largest land use is vacant land, with 8 percent or 577 acres. Service related uses occupy nearly 400 acres or 5 percent of the land area. Office and government uses account for nearly 285 acres or 4 percent of the district. Recreation, parks and other uses are each less than 2 percent of the total. Residential zoning categories are applied to 5451.24 acres of land in the North Hills District, or 73 percent of the total. Retail/commercial zoning is in place on 264 acres, office and institutional zoning on 813 acres. Industrial zoning, including the Thoroughfare District, accounts for 613 acres. Overlay zones also have been applied in this district.

Systems Plans

Transportation

The North Hills District thoroughfare plan calls for a parallel roadway for U.S. 70/Glenwood Avenue adjacent to Crabtree Valley Mall and the Beltline interchange. This improvement to U. S. 70, a primary arterial, is known as the Crabtree Valley flyover. The flyover should not be built at the expense of the residential neighborhoods and not primarily for the purpose of expansion within Crabtree Valley Mall and the surrounding area. Access control along this facility should protect adjoining, stable neighborhoods. Crabtree Valley Mall and other developments in the area should contribute significantly to the cost of whatever solution is implemented. Any plan to improve the road system should also encourage better use of the public transportation system. A new mass transit hub along with appropriate facilities should be considered in this area to better serve the needs of the entire city. Express transit routes with only a few stops along the major thoroughfares are appropriate in this district. Also, a supplementary feeder system to the regular routes should be developed on a trial basis.

Water/Wastewater

Renovation or paralleling of existing sewer lines may be necessary in the district. The anticipated needs of the water distribution system have been addressed. Continual monitoring is in effect to identify system deficiencies as they arise.

Parks

There is one search area for a community-level park. One of the needed community centers will in all likelihood be located in the proposed community park, the second may be part of redevelopment of parks in the area. There is a need for increased joint activities and uses of the school properties. For more information, see the Parks, Recreation and Greenways Plan, Chapter 4 of the Comprehensive Plan.

Urban Form and Land Use

Commercial and office uses are concentrated in two city focus areas (North Hills and Crabtree Valley), a community focus at Falls of Neuse and Old Wake Forest Roads, and neighborhood focus areas at Quail Corners, Colony, Ridgewood and Glenwood Village Shopping Centers. Additional nonresidential uses should be located in the employment areas as detailed in the small area plans and in the primarily nonresidential corridor transitions along portions of Glenwood Avenue, Six Forks Road, Wake Forest Road, Falls of Neuse Road and Atlantic Avenue. These nonresidential areas are defined by policy boundary lines. Higher density residential developments are preferred in many large tract infill situations in order to provide additional affordable housing. Infill and redevelopment should fit into the surrounding community. Height, unity, traffic volume and access should be considered in conjunction with low/medium density residential or low intensity office and institution uses. These standards and uses should be applied to four school sites (St. Timothy's, Green, Carroll and Hale), if they redevelop. Where no such guidelines exist, all of these concerns should be addressed with special care.

Specific Land Use Recommendations

- Site A-1, parcels at the northeast quadrant of the Beltline and Wade Avenue, near and along Phyllis Street and Marilyn Drive. This area is between Ridgewood Shopping Center and the Meredith College property, a large tract in the northeast quadrant of the Beltline interchange with Wade Avenue. The Phyllis Street/Marilyn Drive neighborhood has the potential for increased development pressure if the Meredith College property develops into a greater intensity land use.
- Site A-2, Anderson Drive at Crabtree Creek. Low density residential or low intensity office.
- Site A-3, property between Nottingham Dr. and beginning at the back of the parcels along Dixie Trail and Devonshire Dr.. Mixed low and medium density residential.
- Site A-4, large lots between the Beltline, Ridge Rd., Horton St. and the Ridge Rd., Horton St. and the Meredith College land. Also, lots in the area of Catalano Drive. Low density residential, under development.
- Site A-5, large parcels between Coley Forest Dr., Lake Boone Trail and Runnymede Dr.: Low density residential, possible residential street connection required.
- Site A-6, parcels between Sandia Drive and the Beltline. Greenway and low density residential.
- Site A-7, parcels at and between North Ridge Road and the Beltline. Transitional land uses wrapped with low density residential on the sides which face other residential areas.
- Site A-8, large parcels adjacent to Hymettus Woods Park, Low density residential.
- Site A-9, vacant parcels within the Koger Center. Primarily nonresidential corridor transition uses similar to existing development.
- Site A-10, between the Beltline and House Creek at Crabtree Valley Mall. High density residential and office and institutional, some development completed.
- Site A-11, vacant land between Beckanna Apartments and UCB Plaza. Primarily nonresidential corridor transition uses with consideration for the impact on the residential area behind this property.
- Site A-12, property behind Texas Gulf and the Masonic Grand Lodge. Low Density Residential.
- Site A-13, parcels on the west side of Glenwood Avenue between Lake Boone Trail and Glen Eden Drive. Primarily nonresidential corridor transition uses on the parcels facing Glenwood and low density residential on those facing Lake Boone Trail and Edinburgh.
- Site A-14, large parcels on Toxey Drive. Low density residential, part downzoned to R-2.
- Site A-15, vacant parcels along Crabtree Creek, several locations. Low density residential and greenway.
- Site A-16, Beltline and Lassiter Mill Road. Low density residential.
- Site A-17, between Lake Boone Trail and Glenwood Village Offices. Low density residential

- Site B-1, former Lakemont Lake property. Developing low density residential.
- Site B-2, large parcel between Millbrook Road, Auburn Road, Purdue Street and Dantree Place. Developed low density residential.
- Site B-3, vacant parcels at the corner of Lassiter Mill Road and Six Forks Road. High density residential or high intensity office and institutional.
- Site B-4, corner of Six Forks Road and Crestview Drive. Developing low density residential or low intensity office and institution.
- Site B-5, between North Hills Service Center and the residential area along Rowan and Pamlico Streets. Buffer to remain, access from service center to be accommodated. The residential uses and provided plantings adjacent to the low residential uses (along Rowan and Pamlico Streets) provide an appropriate transitional land use from low density residential to commercial uses.
- Site B-6, vacant parcels on south side of Millbrook Road. at North Hills Drive. Low density residential.
- Site B-7, School Board land behind Brooks Elementary School. Low density residential, if not used for school purposes.

- Site B-8, vacant parcel north of Raintree Court, east of North Hills Drive and west of Coronado Drive. Low density residential or greenway.
- Site B-9, vacant parcel between Thayer Drive and Lead Mine Creek. Low density residential or open space.
- Site B-10, large acreage between Leadmine Road., French Drive., Lead Mine Creek and Woodbury Subdivision. Medium density residential clustered in the interior, surrounded by low density residential.
- Site B-11, vacant parcel north of French Drive. on the east side of Leadmine Rd.. Low density residential.
- Site B-12, large parcel in the southeast corner of Millbrook and Leadmine Roads. Low density residential, if redeveloped.

Potential Small Area Plans

A neighborhood plan is appropriate for the existing single-family houses at the east end of Hardimont Road, many of which are zoned R-10. Another possible candidate for neighborhood planning is a residential area located between Lewis Farm Road, Dixie Trail, Ridge Road and Lake Boone Trail, including parcels on the north side of Lake Boone Trail. The area of Hardimont Road that contains 31 single family houses zoned R-10 may also be able to make use of neighborhood planning.

SMALL AREA PLANS

See Section 2 Small Area Plans for Wake Forest Road Small Area Plan and Runnymede Road Neighborhood Plan.